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4. BROKERS agrees to use the experimental amounted for the property. The company of the property with a larger transport of the property with a larger transport of the first all such properties below the property with a larger transport of the first all such properties below the property with a larger transport of the first all such properties below the property with a larger transport of the first all such properties below the property with a larger transport of the first all such properties below the property of the first all such properties and the property of the first all such properties and the property of the first all such properties and the property of the selling price or \$	3.	paragraph 6 of this agreement. The Owner(s) authorizes the BROKER to enter the information set forth in the PDS, and any photographs, images, graphics and video recordings of the owner's property whether taken by BROKER'S agent, supplied by owner or otherwise (listing content), into a listing content compilation owned by MLSLI. The Owner understands and agrees that said compilation is exclusively owned by MLSLI who alone possesses the right to publish said compilation in any media form it deems appropriate including, the World Wide Web. MLSLI may license, sell, lease and commercially utilize its compilation. Among other uses MLSLI may license or sell the listing content to aggregators who will aggregate the listing content and resell the same. Such aggregated content shall not contain any personal information about the owner other than the owner's name. If any photograph, image, graphics or video recordings were created by the owner and are delivered to BROKER for use in the MLSLI compilation by virtue of such delivery and the execution of this agreement the owner(s) hereby irrevocably assign and Transfers to BROKER any and all copyright rights and other intellectual property rights in the					
5. The covered bardy act of the case those these property for sales or cent to any prospective buyers or remains to the BROD mark daily to move an empeature the sale or created of the property with a beyor makes the BRODRED principles in such importance in the Cooperating Broders as a Select A spart. "As of the selling price O. S	4.	BRÖKER agrees to use its experience and knowledge to determine the appropriate marketing plan for the property. The Owner(s) grants to the BROKER full discretion to					
agreement. Said commissions stall is educated with Congressing Picolocus, as follows: If the Cooperating Bioder is a Blocky Sapars. See of the seedling price Or S. If the Cooperating Bioder is a Brayer's Agent 4's of the selling price Or S. If the Cooperating Bioder is a Brayer's Agent 4's of the selling price Or S. If the Cooperating Bioder is a Brayer's Agent 4's of the selling price Or S. If the Cooperating Bioder is a Brayer's Agent 4's of the selling price Or S. If the BIOCH Be of Corperating Picolocus as byoer ready, willing and adds to purches the property or the intervent and conditions of a commission. On the Bioderic Conference of the Corperating Picolocus as byoer ready, willing generated the property of the intervent of the BIOCH BE OF th		The owner shall not offer nor show their property for sale or rent to any prospective buyers or tenants but shall refer all such prospective buyers or tenants to the BROKER, nor shall the owner negotiate the sale or rental of the property with a buyer unless the BROKER participates in such negotiations. COMPENSATION					
 The above compensation shall be paid ut the BROKER in the event that the owner enters into a contract of sale to self the property within a poil of method of the group of the base has not as the property within a poil of method of the group of the paid of the property within a poil of method of the property of the base has not been percept of the property and property of the base has not been percept of the commencement of the commencement of the contract of the property and complete the transaction concernplated by this agreement. Brokella's efforts to find a bayer for the property and complete the transaction concernplated by this agreement. Brokella's efforts to find a bayer for the property and complete the transaction concernplated by this agreement. Brokella's efforts to find a bayer for the property and complete the transaction concernplated by the supercental. Brokella's efforts to find a bayer for the property and complete the transaction concernplated by the supercental. Brokella's efforts to find a bayer for the property and complete the transaction concernplated by the supercental. Brokella's efforts to find a bayer for the property and complete the transaction concernplated by the concernation of the property and complete the transaction concernplated by the concern of the property and the property and to the property and the property of the property and the p	6.	agreement. Said commission shall be shared with Cooperating Brokers as follows: If the Cooperating Broker is a Seller's Agent% of the selling price Or \$ If the Cooperating Broker is a Broker's Agent% of the selling price Or \$ If the Cooperating Broker is a Buyer's Agent% of the selling price Or \$ B.Said total commission shall be earned and payable under any of the following conditions: (a) If the BROKER or Cooperating Broker produces a buyer ready, willing and able to purchase the property on the terms and conditions set forth in the PDS; (b) If through the BROKER's or Cooperating Broker's efforts a buyer and the owner(s) reach an agreement upon all the essential terms of a transaction. (c) If the property is sold or rented during the term of this Agreement whether or not the sale or rental is a result of the BROKER'S efforts and even if the property is sold as a result of the efforts of the Owner(s) or any other broker or agent not acting under this agreement.					
8. In the event the Journal of Sales and Jung the term of this employment agreement, the parties agree that the expiration dute so from the bows hall be extend until the time that said contract of sale is fully performed or until such time as said contract fails to be performed either by its terms or because of the default of one came the sales of the default of one came the sales of the default of one came the sales of the default of the property and complete. The Demoty of the property and complete in the property of the property and complete. Performance of the BROKER's obligations and to fully cooperate with the BROKER's official for a boyer for the property and complete. Performance of the BROKER's obligations and to fully cooperate with the BROKER's obligations and to fully cooperate with the BROKER's obligations and to fully cooperate with the BROKER's first of the BROKER's obligations and the sales are supported to the property of any portion thereof daining the term of the terms desired by the Domers's: the terms of the terms of the terms of the terms desired by the Domers's: the terms of the term	7.	The above compensation shall be paid to the BROKER in the event that the owner enters into a contract of sale to sell the property or actually sells the property within a period of days after the termination of the agreement to any person (buyer) who has been shown the property during the term of this agreement. This paragraph shall not apply if the Owner(s) has in good faith relisted the property with another broker after the expiration of this Agreement and prior to the commencement of negotiations with such buyer.					
9. The Owner(s) agrees at all times to act in good fails to assist the BROKER's finite performance of the BROKER's fortises to final superior for the property and complete the transaction contemplated by this agreement. 10. Should the Owner(s) desire to rent the property or any portion thereof uniting the term of this agreement, the parties shall modify this agreement so as to specify the amount of commission to be paid to the BROKER. 10. In the event the transam parkness for the rental property securished in the PRS during the term of the terming or during the concepts of the terming of the contemps of the terminal parkness for the property security of the terminal parkness for the property security of the terminal parkness for the property security of the terminal parkness for the property of the terminal where such occupancy exists the terminal parkness for the property of the terminal where such occupancy exists the terminal parkness for the property of the terminal where such occupancy exists the terminal parkness for the date set forth below and shall seriminate at multiaght set. 12. Any notices required to be given under this agreement shall be in writing and may be given to the party by hand delivery of such notice, confirmed facsimile or by certifications are made to the property of the parkness of the parkness and the parkness of the parkn	8.	In the event the Owner(s) signs a binder/contract of sale during the term of this employment agreement, the parties agree that the expiration date set forth below shall be extended until the time that said contract of sale is fully performed or until such time as said contract fails to be performed either by its terms or because of the default of one of the					
10. Should the Owner's) desire to rent the property or any portion thereof during the term of this agreement, the parties shall modify this agreement so as to specify the amount her end desired by the Owner's, the terms of the rettal; the amount of commission set forth in paragraph to the PISCER. 11. In the event the ternat purchases the real property described in the PISC during the term of the ternaty or during the occupancy of the tenant where such occupancy even the original term, the Owner'd agrees to pay the BROKER the total commission set forth in paragraph to hereof. 12. This agreement shall commence on the date set forth below and shall terminate at midnight on	9.	The Owner(s) agrees at all times to act in good faith to assist the BROKER in the performance of the BROKER'S obligations and to fully cooperate with the BROKER in the BROKER'S efforts to find a buyer for the property and complete the transaction contemplated by this agreement					
Any notices required to be given under this agreement shall commence on the date set forth below and shall terminate at midnight on MISELLA ANDOUS PROVISIONS 3. Any notices required to be given under this agreement shall be in writing and may be given to the party by hand delivery of such notice, confirmed facsimile or by certification, and the party of the parties better the parties of the party of the parties better of the party of the parties better of the party of the parties here to change, amendment, modification or termination of this agreement shall be binding on any party unless the same shall be in wand signed by the parties better obsolecquent to the date of this agreement. 15. The Owner(s) understands and agrees that neither the Long Island Board of Realburs, Inc. nor the MLSLI are parties to this agreement and that the BROKER is not an infor either of aid corporation other than those cont in the princed portions betwelf. 15. The Owner(s) understands and agrees that neither the Long Island Board of Realburs, Inc. nor the MLSLI are parties to this agreement and that the BROKER is not an infor either of aid organizations and has no authority to make any representation, agreement or commitment with respect to either of said corporations other than those cont in the princed portions betwelf. 16. (a) Effective January 1, 2009, Broker Shall have the rights set forth in Real Property Law Section 294-b Notice is bereby given to the seller that: 17. ATTHET TIME OF CLOSING, YOU MAY BE REQUIRED TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK IN THE EVENT THAT YOU DO NOT PAY THE BROKER HIS OR HER COMMISSION AS SET FORTH HEREIN. YOUR OBLICATION TO DEPOSIT THE BROKER. 18. (b) In the event the Broker waives his or her rights used Real Property Law Section 294-b for any reason (including) to the response by the parties better the country Clerk Kin May Be WARVED BY THE BROKER. 19. (b) In the event the Broker waives his or her rights used the Real Property Law Section 294-b for any reason (including)		Should the Owner(s) desire to rent the property or any portion thereof during the term of this agreement, the parties shall modify this agreement so as to specify the amount of the rent desired by the Owner(s); the terms of the rental; the amount of commission to be paid to the BROKER. In the event the tenant purchases the real property described in the PDS during the term of the tenancy or during the occupancy of the tenant where such occupancy exceeds the original term, the Owner(s) agrees to pay the BROKER the total commission set forth in paragraph 6 hereof.					
13. Any notices required to be given under this agreement shall be in writing and may be given to the party by hand delivery of such notice, confirmed facsimile or by certific ordinary mail. 14. ALL ORAL OR PROM AGREEMENTS BETWEEN THE PARTIES ARE HEREBY MERGED INTO THIS AGREEMENT THE PARTIES AGREEMENT AND NOT BY ANY OTHER PROR ORAL OR WRITTEN REPRESENTATIONS AGREEMENTS. The parties agree that no change, amendment, modification or termination of this agreement shall be binding on any party unless the same shall be in wand signed by the parties hereto subsequent to the date of this agreement. 15. The Owner(s) understands and agrees that neither the Long Island Board of Realtors, Inc., nor the MLSLI are parties to this agreement and that the BROKER is not an infor either of said corporations and has no authority to make any representation, agreement or commitment with respect to either of said corporations other than those continuing the parties to this agreement and that the BROKER is not an infor either of said corporations other than those continuing the parties of the parties to this agreement and that the BROKER is not an infor either of said corporations other than those continuing the parties of the parties of the parties of the seller that: ATTHE TIME OF CLOSING. YOU MAY BE REQUIRED TO DEPOSIT THE BROKERS EXCOMMISSION WITH THE COUNTY CLERK IN THE EVENTAL TO DO NOT PAY THE BROKER BE REQUIRED TO DEPOSIT THE BROKERS EXCOMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKERS EXCOMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKER EXCOMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKERS EXCOMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKERS EXCOMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKERS EXCOMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKERS EXCOMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKERS EXCOMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKERS EXCOMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKERS EXCOMMISSION WITH THE COUN	12.	This agreement shall commence on the date set forth below and shall terminate at midnight on					
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15. The Owner(s) understands and agrees that neither the Long Island Board of Realtons. Inc. nor the MLSLI are parties to this agreement and that the BROKER is not an ifter either of said organizations and has no authority to make any representation, agreement or commitment with respect to either of said corporations other than those contine the printed portions hereof. REAL PROPERTY LAW 294-b NOTICE 16. (a) Effective January 1, 2009, Broker Shall have the rights set forth in Real Property Law Section 294-b. Notice is hereby given to the seller that: AT THE TIME OF CLOSING, YOU MAY BE REQUIRED TO DEPOSIT THE BROKER S COMMISSION WITH THE COUNTY CLERK IN THE EV THATYOU DO NOT PAY THE BROKER HIS OR HER COMMISSION AS SET FORTH HEREB. A. YOUR OBLIGATION TO DEPOSIT THE BROKER. (b) In the event the Broker waves his or her rights under Real Property Law Section 294-b for any reason (including, but not limited to, not filing or serving an Affida Entitlement specified in said Law), the parties agree that any dispute between the parties with respect to the commission camend by the Broker shall be resolved by arbit befrow National Arbitration and Mediation (AMA). The arbitration shall be governed by the rules of the National Arbitration and Mediation (AMA). The arbitration shall be governed by the rules of the National Arbitration and Judgment on the award reme by the arbitrator may be entered in any court having jurisdiction thereof. (c) In any dispute submitted to arbitration pursuant to Section 16(b) above, the Owner shall establish an escrow account with a title insurance agent or company or with a mutually agreeable to Broker and Owner, and shall place into said servow account an amount equal to the compensation act forth herein or the disputed amount, as the may be: The secrow morites shall be held in escrow until the parties, (ii) by an award of an arbitrator, (iii) by judgment or (iv) by some other process to which the parties agree in writing, In any action, proceeding, or arbitrationforce this Arbitration pr	14.	ALL ORAL OR PRIOR AGREEMENTS BETWEEN THE PARTIES ARE HEREBY MERGED INTO THIS AGREEMENT AND THE PARTIES AGREE THAT THEIR RELATIONSHIP SHALL BE GOVERNED SOLELY BY THIS AGREEMENT AND NOT BY ANY OTHER PRIOR ORAL OR WRITTEN REPRESENTATIONS OR AGREEMENTS. The parties agree that no change, amendment, modification or termination of this agreement shall be binding on any party unless the same shall be in writing					
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 The Seller is required by law to complete and sign a Property Condition Disclosure Statement and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent to the signing by the buyer of a binding contract of sale. A copy of the Property Condition disclosure Statement containing the signatures of both the buyer and the seller must be attached to the real estate purchase contract. If prior to closing or possession by the buyer the seller acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously proven the seller must deliver a revised Property Condition Disclosure Statement, the buyer will be entitled to a credit in the amount of \$500 against the purchase price of the property upon the transfer of title. EXPLANATIONS An "EXCLUSIVE RIGHT TO SELL" listing means that if you, the Owner(s) of the property find a buyer for your house, or if another broker finds a buyer, you must pagered commission to the present broker. An "EXCLUSIVE AGENCY" listing means that if you, the Owner(s) of the property find a buyer, you will not have to pay a commission to the broker. However, if an broker finds a buyer, you will owe a commission to both the selling broker and your present broker. EQUAL OPPORTUNITY IN HOUSING The parties agree that the above listed property is to be marketed in compliance with all Federal, State, Municipal and Local Laws concerning discrimination in housing 'Wherever the word broker is capitalized (BROKER) in this agreement, it is intended to describe the real estate broker who is a party and signatory to this agreement and no broker. 	18.	With respect to the provisions of this agreement relating to compensation (Paragraph 6) and indemnity (Paragraph 17) cooperating brokers shall be third party beneficiaries of					
 21. If prior to closing or possession by the buyer the seller acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously prove the seller must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. 22. If the seller fails to so deliver a Property Condition Disclosure Statement, the buyer will be entitled to a credit in the amount of \$500 against the purchase price of the proupon the transfer of title. EXPLANATIONS 23. An "EXCLUSIVE RIGHT TO SELL" listing means that if you, the Owner(s) of the property find a buyer for your house, or if another broker finds a buyer, you must paragreed commission to the present broker. 24. An "EXCLUSIVE AGENCY" listing means that if you, the Owner(s) of the property find a buyer, you will not have to pay a commission to the broker. However, if an broker finds a buyer, you will owe a commission to both the selling broker and your present broker. EQUAL OPPORTUNITY IN HOUSING 25. The parties agree that the above listed property is to be marketed in compliance with all Federal, State, Municipal and Local Laws concerning discrimination in housing 'Wherever the word broker is capitalized (BROKER) in this agreement, it is intended to describe the real estate broker who is a party and signatory to this agreement and no broker. 		The Seller is required by law to complete and sign a Property Condition Disclosure Statement and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.					
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broker.							
Owner Signature Owner Signature	bro	oker.					
Owner Resident Address City/Town State Zip							

Owner Signature	Owner Signature		
Owner Resident Address	_ City/Town	_ State	Zip
Home Phone	Other Phone	Email Address	
Date	MLS Office Name		
Listing Agent	Co-Listing Agent		

PAGE 2 OF 2